

Authorizing The Commissioner Of Finance To Accept And Reject Bids For Purchase Of Parcels Of County-Owned Property At The April 20, 2017 Public Auction - Department Of Finance

Referred to: The Ways and Means Committee (Chairman Gerentine and Legislators Allen, Belfiglio, Briggs, Maio, and Maloney)

Chairman of the Ways and Means Committee, Richard A. Gerentine, and Deputy Chairman Thomas J. Briggs offer the following:

WHEREAS, this resolution has been submitted by the County Executive on behalf of the Department of Finance; and

WHEREAS, the Commissioner of Finance has requested permission to accept and reject bids from various individuals for parcels of county-owned property as hereinafter described, which parcels were acquired by reason of non-payment of taxes; and

WHEREAS, the total unpaid taxes for these parcels is \$1,689,994.00 and bids totaling \$2,210,563.00 were received, wherein \$2,099,063.00 is recommended to be accepted and \$111,500.00 is recommended to be rejected (parcel #'s 91, 151 and 254 due to the failure of the bidders to pay the balance of their bids and therefore their down payments totaling \$18,750.00 is forfeited and parcel #'s 140 and 192 due to reacquisition by the former owners); and

WHEREAS, these conveyances constitute Type II actions under section 4.1.5 of the County of Ulster's State Environmental Quality Review Act (SEQRA) Type II List that was adopted in Resolution No. 118 on April 20, 2010; and

WHEREAS, as per section 3 of the County's Type II List, these actions do not pose a significant potential environmental impact and may be progressed as Type II actions in accordance with 6 NYCRR Part 617 of SEQRA; now, therefore, be it

RESOLVED, that the Ulster County Commissioner of Finance is hereby authorized to accept and reject payments as follows:

Resolution No. 279 June 20, 2017

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TOWN	#	FORMER OWNER	DEED TO	BID	TAXES	STATUS
Esopus	3	Kolaj, Paul	Mahairas, Tom	\$20,464.00	\$20,464.00	Accept
Esopus	4	Kolaj, Paul	Mahairas, Tom	\$12,250.00	\$8,769.00	Accept
Esopus	8	Wells, Christopher A. & Noah E.	Stromeyer, Gisela	\$17,505.00	\$17,505.00	Accept
Esopus	9	Carroll, Michael & Kim	Vanderfin, Donald V.	\$15,262.00	\$15,262.00	Accept
Gardiner	10	Whateley, Franklin & Rose	Frampton, Daniel V. & Frampton, Marianne	\$27,000.00	\$20,901.00	Accept
Gardiner	12	Lien, Jack M. & Christine L.	North Ohioville LLC	\$112,500.00	\$33,258.00	Accept
Kingston	19	Estes, Susan & Franklyn Jr. & Ryan, Elizabeth	Levine, Rebecca C.	\$55,000.00	16,898.00	Accept
Kingston	20	Estes, Susan & Franklyn Jr. & Ryan, Elizabeth	Levine, Rebecca C.	\$4,733.00	\$4,733.00	Accept
Kingston	22	Elliot Scott C & Kindall, Crescent N.	Kelliher, Mary R.	\$5,522.00	\$5,522.00	Accept
Lloyd	24	Meuser, William E. Sr.	Schaeffer, Thomas	\$24,806.00	\$24,806.00	Accept
Lloyd	27	Spataro, Michael & Frances	Byrne, Jeanine M.	\$5,000.00	\$17,371.00	Accept
Lloyd	29	Greene, Matthew M.	Shepard, Gary & Shepard, Judy	\$6,779.00	\$6,779.00	Accept
Lloyd	33	Phillips, Allen G.	Simpson, Robert I. Jr.	\$5,284.00	\$5,284.00	Accept
Marbletown	38	Dennington, James W. & Laura S.	Rosen, Benjamin	\$48,134.00	\$48,134.00	Accept
Marbletown	40	Iacobaccio, George & Kelley	Garland, Edward J. & Garland, Patricia A.	\$3,546.00	\$3,546.00	Accept
Marbletown	41	Wolf, Joel R.	KI REH LLC	\$44,000.00	\$30,118.00	Accept
Marlborough	46	Catalano, Philip	Stillwater Recovery LLC	\$6,643.00	\$6,643.00	Accept

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Marlborough	50	Smith, Calvin W.	Weiss, William C.	\$14,544.00	\$14,544.00	Accept
Marlborough	53	McCormick, Michael & Maria L.	McKee, Andrew	\$15,000.00	\$28,939.00	Accept
Marlborough	54	Wenz, Daniel M. & Wenz, Kevin M.	Jenkins, Kevin Anders Jude & Dehaven, Katherine	\$44,000.00	\$28,897.00	Accept
New Paltz	62	Cockrell, Barbara	SVL Properties LLC	\$220,000.00	\$55,727.00	Accept
Olive	68	Melendez, Jose & Susan	Cook, Thomas & Debra	\$60,000.00	\$21,097.00	Accept
Olive	70	Kelder-Norman, Sueann Kelder, David	Stillwater Recovery LLC	\$3,438.00	\$3,348.00	Accept
Plattekill	71	Guarneri, Anna Frisa	SVL Properties LLC	\$7,100.00	\$14,172.00	Accept
Plattekill	83	Cramer, Edward Jr. & Shirley	SVL Properties LLC	\$38,000.00	\$41,415.00	Accept
Plattekill	84	Livsey, Charles & Luanne	Berend, Eric	\$50.00	\$20,767.00	Accept
Plattekill	86	Vargas, Carlos L. & Mendez, Ada	Scrivani, Alex J.	\$500.00	\$3,054.00	Accept
Rochester	91	Savoca, Paul	Friedlander, David	\$7,000.00	\$3,416.00	Reject
Rochester	92	Daniels, Georgia E.	A World Above LLC	\$6,500.00	\$4,714.00	Accept
Rochester	95	Baron, Sheldon	Sanon, Mildrine	\$56,000.00	\$12,881.00	Accept
Rochester	96	Burkard, Ray	Meyer, Alex	\$26,000.00	\$8,226.00	Accept
Rochester	97	Beke, Imre A.	Carlile, Jason & Carlile, Matthew	\$21,000.00	\$45,899.00	Accept
Rochester	98	Friedlander, Glenn	Friedlander, Barry	\$10,500.00	\$6,426.00	Accept
Rochester	99	Friedlander, Remedios	Sanon, Mildrine	\$11,500.00	\$8,346.00	Accept
Rochester	103	Giles, Edwards & Doris	Waldner, Mary	\$8,000.00	\$17,760.00	Accept
Rosendale	106	Barrett, Lawrence & June	Frampton, Daniel V. & Frampton, Marianne	\$37,000.00	\$12,970.00	Accept

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TOWN	#	FORMER OWNER	DEED TO	BID	TAXES	STATUS
Rosendale	107	Tochterman, William C. & Alice M.	Cooke, Brandon J.	\$6,400.00	\$3,202.00	Accept
Rosendale	116	Kelecseny, John	Impola, Thomas J.	\$700.00	\$498.00	Accept
Saugerties	122	Brazill, Edward	Raper, Kevin	\$3,100.00	\$1,313.00	Accept
Saugerties	123	Davis, Lieslotte	Mills, David B. & Mills, Marie Chantal	\$700.00	\$12,263.00	Accept
Saugerties	124	Lindsay, Barry & Lindsay, Barbara	Mills, David B. & Mills, Marie Chantal	\$1,200.00	\$10,512.00	Accept
Saugerties	128	Romaine, Kenneth	Sanon, David	\$20,000.00	\$9,297.00	Accept
Saugerties	130	Bishop, Frances E. Jr.	Carreiro, Arline R.	\$11,000.00	\$30,426.00	Accept
Saugerties	133	Sitney, Julia	Lyle, Desiree L.	\$2,500.00	\$10,922.00	Accept
Saugerties	135	Schovel, Michael Liston, Barbara	Santulli, Ann Santulli, Chris	\$7,000.00	\$1,400.00	Accept
Saugerties	136	Ferraro, Jennifer	Carlile, Jason & Carlile, Matthew	\$50.00	\$1,868.00	Accept
Saugerties	138	Giannino, Anthony	KI REH LLC	\$24,000.00	\$23,102.00	Accept
Saugerties	140	Hopper, Dawn M.	Peck, Andrew Winn, Daniel & Delacorte, Mark	\$42,000.00	\$26,664.00	Reject
Saugerties	142	Winston, Andrea	Houtz, Robert A. Jr. & Houtz, Patricia Ann	\$4,250.00	\$1,302.00	Accept
Saugerties	146	Highland Cliffs LLC	TPF Funding LLC	\$53,000.00	\$35,446.00	Accept
Saugerties	150	Highland Cliffs LLC	TPF Funding LLC	\$8,284.00	\$8,284.00	Accept
Saugerties	151	Highland Cliffs LLC	TPF Funding LLC	\$45,000.00	\$8,284.00	Reject
Saugerties	152	Highland Cliffs LLC	TPF Funding LLC	\$8,284.00	\$8,284.00	Accept
Saugerties	153	Schabot, Sherri	Berend, Eric V.	\$1,200.00	\$17,383.00	Accept
Shandaken	160	Gritman, Robert L. & Florence F.	Voisard, Anna H. & Joel	\$30,000.00	10,209.00	Accept
Shawangunk	168	Miller, Charles	Stillwater Recovery, LLC	\$14,000.00	\$18,621.00	Accept

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TOWN	#	FORMER OWNER	DEED TO	BID	TAXES	STATUS
Shawangunk	170	Fox, John & Fox, Pamela	A World Above LLC	\$76,000.00	\$44,493.00	Accept
Shawangunk	173	G N M Realty LLC	Stillwater Recovery, LLC	\$2,000.00	\$14,794.00	Accept
Shawangunk	174	Lauricella Rose Crites, Brenda	Mancuso & Family, LLC	\$1,787.00	\$1,787.00	Accept
Shawangunk	180	Lounsbury, Mark	Durgala & Co LLC	\$500.00	\$1,542.00	Accept
Ulster	192	Rider, Richard C.	Lalima, Susan E.	\$7,000.00	\$3,970.00	Reject
Ulster	193	Ilic Snezana & Ilic Dragoslav	Amaro, Johnny	\$819.00	\$819.00	Accept
Ulster	195	Raleigh, Tony	Amaro, Johnny	\$26,454.00	\$26,454.00	Accept
Ulster	197	Zambrella-Craven, Aubrey	Amaro, Johnny	\$900.00	\$8,641.00	Accept
Ulster	198	Rigatti, Eugene & Rigatti, Melissa	Amaro, Johnny	\$16,000.00	\$8,716.00	Accept
Ulster	203	Ahmed, Sajeela	Lalima, Susan	\$50.00	\$2,686.00	Accept
Ulster	204	Sisoda, Ioni D.	Berend, Eric V.	\$50.00	\$10,068.00	Accept
Ulster	206	Olsen, Richard Olsen, Jacqueline	Secor, Adam & Mitchell, Kylie	\$80,000.00	\$17,852.00	Accept
Ulster	208	Scanlon, Martha V.	Lam, Chung	\$300.00	\$1,654.00	Accept
Ulster	209	Societta Liberti	Quick, Catherine	\$17,705.00	\$17,705.00	Accept
Ulster	210	Gibson, Teri M. & Salzman, Barbara	Cole, Clifford J.	\$1,500.00	\$6,184.00	Accept
Ulster	211	Dawson, Kevin	Cole, Clifford J.	\$663.00	\$663.00	Accept
Ulster	212	Dawson, Kevin	Cole, Clifford J.	\$50.00	\$905.00	Accept
Ulster	213	Sangaline, Erma Sangaline, Edward	MH & FA Builders LLC	\$27,000.00	\$8,548.00	Accept
Ulster	216	Cole, Fred & Cole, Elizabeth	Secor, Adam & Mitchell, Kylie	\$32,400.00	\$14,394.00	Accept
Ulster	217	Kosmidis, Martha	CMGA LLC	\$81,000.00	\$30,117.00	Accept
Village of Ellenville	220	Teller, Ashley	180 Developers LLC	\$65,000.00	\$109,110.00	Accept
Village of Ellenville	221	Sherman, Kenneth	Reyes, Elieser Reyes, Elan	\$49,000.00	\$18,010.00	Accept

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TOWN	#	FORMER OWNER	DEED TO	BID	TAXES	STATUS
Village of Ellenville	225	Levine, Zachary Lurie Michael Levine Lurie Granda	Rahman & Rahman LLC	\$7,500.00	\$18,878.00	Accept
Village of Ellenville	226	Ellenville Community Hosp.	Berend, Eric	\$50.00	\$8,479.00	Accept
Village of Ellenville	227	Ellenville Community Hosp.	Berend, Eric	\$50.00	\$9,603.00	Accept
Village of Ellenville	228	Thomas, Jr. Tyrone E.	MH &FA Builders, LLC	\$26,000.00	\$41,515.00	Accept
Village of Ellenville	229	Thomas, Jr. Tyrone E.	MH & FA Builders LLC	\$36,000.00	\$46,913.00	Accept
Village of Ellenville	231	Teitelbaum, Rochelle	Berend, Eric	\$300.00	\$9,267.00	Accept
Village of Ellenville	232	770 Development, LLC	Morse, Krystal	\$500.00	\$3,886.00	Accept
Village of Ellenville	234	Goosby, Price Jr.	Hanif, Hafiz & Aker, Nasima	\$21,000.00	\$24,480.00	Accept
Village of Ellenville	235	Lebron, Ramon A. & David	180 Management LLC	\$20,224.00	\$20,224.00	Accept
Wawarsing	236	Gagos, Electo & Gagos, Maria	Berend, Eric	\$50.00	\$2,789.00	Accept
Wawarsing	239	Dunn, Harry M.	Durgala & Co LLC	\$11,000.00	\$19,639.00	Accept
Wawarsing	243	UC/Milewski, Jan	VanWagenen, Jon	\$19,100.00	\$7,951.00	Accept
Wawarsing	245	UC/Milewski, Jan	Talasco, Joseph W. & Nichols, Evan L.	\$17,000.00	\$6,968.00	Accept
Wawarsing	246	Mitchell, William & Roman, Christine	Stillwater Recovery LLC	\$2,807.00	\$2,807.00	Accept
Wawarsing	249	Rizzo, Salvatore Rizzo Mary & Vanchiro, Kathryn	Berend, Eric	\$50.00	\$2,172.00	Accept
Wawarsing	251	Sogi Foundation	Berend, Eric	\$50.00	\$7,309.00	Accept
Wawarsing	252	Hecht, Levi/Gelt Financial Corporation	Pilot Light Productions Inc.	\$10,000.00	\$70,369.00	Accept
Wawarsing	254	Husak, Steven	Morse, Krystal	\$10,500.00	\$22,074.00	Reject
Wawarsing	262	Smith, Harrison J. Jr.	Johnson, Arthur	\$100.00	\$2,391.00	Accept
Wawarsing	263	Franklin-Pacheco, Denise M.	Polat, Donna	\$1,296.00	\$1,296.00	Accept

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Wawarsing	267	Unknown Owner	Napanoch Properties, LLC	\$2,000.00	\$5,048.00	Accept
Wawarsing	269	Nicosia, Salvatore Nicosia, Cynthia	Rahman, Muhammad	\$92,000.00	\$19,409.00	Accept
Wawarsing	270	Harrison, Anthony J.P. & Jennifer E.	Santiago, Yolanda	\$3,600.00	\$6,201.00	Accept
Wawarsing	271	Harrison, Anthony J.P. & Jennifer E.	VanHorn, Robert Santiago, Yolanda	\$3,500.00	\$25,759.00	Accept
Wawarsing	274	Lounsberry, James	Decker, Bonnie Joliecoeur, Jamie	\$42,500.00	\$8,504.00	Accept
Wawarsing	275	Foord, Andrew Green	The Shawangunk Conservancy, Inc.	\$17,000.00	\$6,387.00	Accept
Wawarsing	276	Pensa, Lydia	Schuerlein, Clement & Cornell, Lisa	\$25,000.00	\$12,447.00	Accept
Wawarsing	280	Upstate Prime Prop, LLC	Empire Holdings of New York, LLC	\$53,980.00	\$43,915.00	Accept
Wawarsing	281	Endzone Holdings, LLC	Thurston, M Donald	\$18,000.00	\$6,421.00	Accept

and be it further,

RESOLVED, that upon receipt of such payment with respect to these parcels, the Chairman of the Ulster County Legislature is authorized and directed to make, execute and deliver to said bidder making payment, a Quitclaim Deed conveying the interest of the County in said parcel, which Quitclaim Deed shall contain the covenant that the said County of Ulster, shall in no event be or become liable for any defects in title conveyed for any cause whatsoever, or that no claim or demand of any nature shall ever be made against the County of Ulster, arising from such sales, conveyances or any proceedings leading thereto;

and moves its adoption.

ADOPTED BY THE FOLLOWING VOTE:

AYES: 17 NOES: 5
(Noes: Legislators Berky, Briggs, Delaune,
Donaldson, and Greene)
(Absent: Legislator Allen)

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April 20, 2017 Public Auction - Department Of Finance**

Passed Committee: Ways and Means on June 12, 2017

FINANCIAL IMPACT:

\$1,689,994.00 - TOTAL UNPAID TAXES
\$2,099,063.00 - TOTAL ACCEPTED BIDS
\$111,500.00 - TOTAL BIDS REJECTED
\$18,750.00 - TOTAL FORFEITED

STATE OF NEW YORK

ss:

COUNTY OF ULSTER

I, the undersigned Clerk of the Legislature of the County of Ulster, hereby certify that the foregoing resolution is the original resolution adopted by the Ulster County Legislature on the 20th Day of June in the year Two Thousand and Seventeen, and said resolution shall remain on file in the office of said clerk.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the County of Ulster this 22nd Day of June in the year Two Thousand and Seventeen.

|s| Victoria A. Fabella
Victoria A. Fabella, Clerk
Ulster County Legislature

Submitted to the County Executive this
22nd Day of June, 2017.

Approved by the County Executive this
28th Day of June, 2017.

|s| Victoria A. Fabella
Victoria A. Fabella, Clerk
Ulster County Legislature

|s| Michael P. Hein
Michael P. Hein, County Executive